

00557369/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR MERRILL LYNCH FIRST  
FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-5

vs.

CHARLOTTE R. GROVE; DECEASED;  
LEONARD W. GROVE; PAUL M. ELRIF;  
UNKNOWN HEIRS, SPOUSE, LEGATEES, AND  
DEWISEES OF CHARLOTTE R. GROVE,  
DECEASED; DOES 1-10 INCLUSIVE;  
UNKNOWN OCCUPANTS OF THE SUBJECT  
REAL PROPERTY; PARTIES IN POSSESSION  
OF THE SUBJECT REAL PROPERTY; PARTIES  
CLAIMING A RIGHT TO POSSESSION OF THE  
SUBJECT REAL PROPERTY; AND ALSO, ALL  
OTHER UNKNOWN PERSONS OR PARTIES  
CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN,  
OR INTEREST IN THE REAL ESTATE  
DESCRIBED IN THE COMPLAINT HEREIN

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY

CAUSE # 15-2-20865-9 KNT

JUDGMENT RENDERED ON 10/14/2016  
ORDER OF SALE ISSUED: 4/12/2017  
DATE OF LEVY: 5/9/2017

TO: CHARLOTTE R. GROVE; DECEASED; LEONARD W. GROVE (IN REM), JUDGMENT  
DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**11840 SE 322ND PLACE AUBURN, WA 98092**

LOT 26, COLLEGE GREEN NORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
VOLUME 110 OF PLATS, PAGES 5 AND 6, IN KING COUNTY, WASHINGTON.  
APN/PARCEL # 1682500260.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM  
DATE: JUNE 30, 2017  
PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$470,435.49** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on **MARCH 1, 2018.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY **4:30 P.M. ON MARCH 1, 2018.** THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
MCCARTHY & HOLTHUS, LLP  
108 1ST AVENUE S  
STE 300  
SEATTLE, WA 98104  
206-319-9100